

Press Release

**Pacific Star Development Reports Strong Earnings in 18M2017
with Net Profit Surging 44.4% to S\$25.0 million**

- Revenue increased 105.4% in 18M2017 on the back of sales contribution from Puteri Cove Project in Iskandar Puteri
- 450 units of The Posh Twelve in Bangkok have been sold to foreigners – Revenue contribution from this high-rise condominium project will be recognised upon delivery of the completed project in 2020
- Earnings per ordinary share of 2.44 cents for 18M2017
- Robust equity base with total assets growing 52.4% to S\$199.3 million as compared to the end of the previous period reported of S\$130.8 million
- Positive results reflect the transformation of a fast-growing ASEAN real estate developer, capitalising on the rising affluence and urbanisation trends in ASEAN

Financial Highlights

(S\$ million)	18 Months ended 30 June 2018 ("18M2017")	12 Months ended 31 Dec 2016 ("12M2016")	Change (%)
Revenue	121.4	59.1	+105.4
Gross Profit	58.4	29.0	+101.5
Net Profit	25.0	17.3	+44.4

On 9 November 2017, the Group announced the change of its financial year end from 31 December to 30 June. Hence, the results reported for the current financial period covers 18 months from 1 January 2017 to 30 June 2018 as compared to the previous 12 months from 1 January 2016 to 31 December 2016.

SINGAPORE, 27 August 2018 – Pacific Star Development Limited ("PSD" or the "Company" and together with its subsidiaries, the "Group"), an award-winning ASEAN real estate developer listed on the Singapore Exchange, announced today its financial results for the 18-month period ("18M2017") for the financial year ending 30 June 2018.

Review of Financial Performance in 18M2017

The Group has successfully restructured its business model to focus on real estate development, achieving a strong turnaround in its financial performance following a successful RTO in February 2017.

Press Release

On the Property Division front, the Group is currently developing and managing two award-winning projects, Puteri Cove Residences and Quayside in Iskandar Puteri, Malaysia (“Puteri Cove Project”) and The Posh Twelve, in Bangkok, Thailand.

Both property projects have been well received by international buyers with strong sales registered since the projects were launched.

For phase 1 of the Puteri Cove Project – which comprises of two 32-storey residential towers, four SOHO blocks and one 2-storey retail promenade – the Group has attained the Certificate of Completion and Compliance in February this year, marking an important milestone and serving as a testament to the Group’s expertise and execution of property development projects in ASEAN.

In July this year, the Group announced that the first international sales phase of The Posh Twelve has seen strong foreign interest where 450 units were snapped up by foreign buyers. However, adhering to accounting standards, revenue from the property sales of The Posh Twelve is recognized upon delivery of the property after construction completion and hence there was no revenue contribution from The Posh Twelve project during the period under review.

The Group’s Non-Property Division – which provides design, fabrication and installation of building window systems and exterior curtain walls in the Singapore construction industry – has contributed positively to the Group’s revenue in 18M2017.

Collectively, the Group registered revenue of approximately S\$121.4 million in 18M2017, which was mainly attributed to revenue contribution from the Puteri Cove Project.

For the 18-month financial period under review, the Group’s total expenses was approximately S\$21.1 million.

Overall, the Group’s net profit reached approximately S\$25.0 million in 18M2017.

And as at 30 June 2018, the Group’s total assets increased significantly by 52.4% to approximately S\$199.3 million, as compared to S\$130.8 million as at 31 December 2016, which was mainly attributed to an increase in development property, trade receivables and other receivables and other current assets.

Total equity also improved 109.2% to approximately S\$63.6 million at the end of June 2018, as compared to S\$30.4 million as at 31 December 2016.

Commenting on the Group’s financial performance for the period under review, Mr. Glen Chan, CEO and Managing Director of PSD, said: *“Although our current results has yet to capture the*

Press Release

impressive marketing sales numbers of The Posh Twelve project, the revenue contribution from our iconic Puteri Cove Project continue to illustrate the strengths and execution capabilities of our teams.

ASEAN is our home ground and our business presence is diversified across various high-growth property segments. Hence, we look forward to continue this success and add new marquee property projects to our track record in ASEAN.”

Capitalising on the Rising Affluence and Urbanisation Trends in ASEAN

Since its business transformation in February 2017, the Group has made major strides in its property development business with strong projects in the pipeline and the establishment of new business partnerships and strategic alliances.

In October 2017, the Group announced the partnership with a DFM-listed developer in Dubai, DAMAC International, to develop luxury properties across key cities in Southeast Asia.

In Jakarta, pursuant to the Memorandum of Understanding (“MOU”) with PT Kukuh Mandiri Lestari to jointly develop mixed-use of high rise developments on 10 hectares of prime sea-front land in Pantai Indah Kapuk 2, the Group expects to finalise the definitive agreements with the joint venture partners and embark on property development activities in the largest populous country in ASEAN in the near future.

In May 2018, the Group announced the entering of a MOU to be the exclusive Asset Manager for e-commerce start-up Crowdvilla Ltd (“Crowdvilla”), where Crowdvilla will tap on PSD’s asset management expertise to build up a sizeable property portfolio globally. As an Asset Manager, the Group will be paid an annual management fee, acquisition and rental closing fees, and a performance fee. The Group’s engagement as Crowdvilla’s Asset Manager is subjected to certain milestones, as well as the definitive agreements to be entered into by the parties.

Mr. Glen Chan added, *“ASEAN is poised to become a global economic powerhouse hence we are increasing our efforts to identify prime lands for future new pipeline projects.*

To improve our access to growth capital, we will also tap on our strong network of relationships with leading property players in ASEAN to jointly invest and develop projects, thereby creating new growth catalysts.”

- End -

This press release is to be read in conjunction with PSD’s exchange filings on 27 August 2018, which can be downloaded via www.sgx.com.

PACIFIC STAR

DEVELOPMENT LIMITED

(Incorporated in the Republic of Singapore)
Company Registration No. 198203779D

Press Release

About Pacific Star Development Limited (“PSD”)

(Bloomberg Code: PSTAR:SP / Reuters Code: PACS.SI / SGX Code: 1C5)

Pacific Star Development Limited is an ASEAN developer listed on the Singapore Exchange. With over a decade in real estate investment management and development experience, the property division of the Company has acquired both an extensive regional network as well as a solid background in development management, counting among its past investments the highly successful mixed-use project Pavilion in Kuala Lumpur. The Group has previously invested in and completed two residential projects in key prime locations in Bangkok and two in Kuala Lumpur. Currently, the Group has two joint-venture projects on hand, the recently completed award-winning Puteri Cove Residences and Quayside (PCRQ) in Malaysia, and The Posh Twelve in Thailand. PCRQ is today one of the most successful projects in Iskandar Puteri with buyers from more than 28 different countries.

For more information, please visit www.pacificstar-dev.com

For additional queries, please contact:

Merlissa Elvin-Poulose (Ms.)
Senior Vice President, Head of Corporate Communications
Pacific Star Development Limited
DID: +65 6508 3195
HP: +65 9668 7408
Email: merlissa.elvin@pacificstar-dev.com

Issued on behalf of Pacific Star Development Limited by:

Waterbrooks Consultants Pte Ltd

Tel: (+65) 6100 2228

Mr. Alex Tan (M): +65 9451 5252 kai@waterbrooks.com.sg
Ms. Lynette Tan (M): +65 9687 2023 lynette@waterbrooks.com.sg

This press release has been prepared by the Company and its contents have been reviewed by the Company’s Sponsor, SAC Capital Private Limited (the “Sponsor”), for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited (the “SGX-ST”). The Sponsor has not independently verified the contents of this press release. This press release has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this press release including the correctness of any of the statements or opinions made or reports contained in this press release. The contact person for the Sponsor is Mr David Yeong, SAC Capital Private Limited at 1 Robinson Road, #21-00 AIA Tower, Singapore 048542. Telephone number: +65 6532 3829.